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TITLE SERACH REPORT

TO WHOM SO EVER IT MAY CONCERN

Name of the property holder :- Tulsi Construction through its Partners Mr. Sandip Tulshiram Patil & others.

Description of the property: - Title Report in respect of Plot No. 1+2 total area Adm. 1233.75 sq. mtrs. out of S. No. 204/13+14 situated at Mhasarul, Tal. & Dist. Nashik, within the limits of Nashik Municipal Corporation, registration and sub registration Taluka and District Nashik, which are bounded as per record of rights.

OBSERVATIONS & FINDINGS.

Tulsi Construction through its Partner Mr. Sandip Tulshiram Patil & others have approached me, with a request to issue our Title Search Report in respect of above said property bearing Plot No. 01 & 02 total area Adm. 1233.75 sq. mtrs. out of S. No. 204/13+14 situated at Mhasrul, Tal. & Dist. Nashik. They have produced before me following documents for my perusal and verification,

1] 7/12 Extract.
2] Relevant Mutation Entries.
3] N.A. Order dated 23/04/1995.
4] Copy of final layout sanction letter dated 08/02/1996.
5] Copy of Sale Deed dated 01/08/1997.
6] Copy of layout Plan
7] No Objection Certificate of SBI dated 03/05/2013.
8] Copy of Release Deed dated 19/03/2019
9] Copy of Sale Deed dated 02/04/2019

After scrutiny of those documents, I am submitted my title report as under: -

In this regard I have taken search of Index II. in the office of SRO Nashik since 1988 to 2001 some of record is in torned condition and some record is sent to data processing, I have verified on-line record for all the offices of Sub Registrar Nashik since 2003 to 2019 and as per available record on portal, I have not found any adverse entry affecting the title of the said property.

It appears from an extract of record of right that, the said property i.e. out of S. No. 204/13+14 situated at Mhasrul, was originally belonged to Indubai Bansi Pagare & Durga Mohan Bacchav and accordingly the name of said owners is mutated to the 7/12 extract.

M. E. No. 5949 dated 08/04/1987 shows that, Bansi Budha Pagare died on 18/12/1986 leaving behind Indubai Bansi Pagare, Rejesh Bansi Pagare, Gopichand Bansi Pagare and Sangeeta Bansi Pagare being the legal heirs of the deceased and the names were mutated in the record of rights. The name of Indubai Bansi Pagare as legal guardian mother for No. 4 was entered into record of rights column.

M. E. No. 10000 dated 16/08/1994 shows that, Bhagwant Budha Pagare & others forwarded application to enter the names of other comman holers to S. No. 204 as per Urban Land Ceiling Act 1976. As per their application S. No. 204 was divided into hissa No. 1 to 20 out of which Hissa No. 13 came to the share of Smt. Janabai Budha Pagare and Hissa No. 14 came to the share of Ku. Aruna Budha Pagare Hissa No. 204/17 to 20 was declared as excess land out of said S. No. As the said land was of New Impartial Tenure the permission for the same was granted by the Collector of Nashik vide their letter No. Kaksha/4/Vatan 1229 /1994 dated 16/08/1994 along with permission from ULC office Nashik vide No. ULC/3/3/164 to 173 & 175 to 179 & 181,182 185/94.

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M. E. No. 10002 dated 16/08/1994 shows that, In respect of said property previously M. E. No. 10000 effected to the village record. But there was error in hissa number. Hence correction was made in record in record of right as per application given by Ramesh Narhari Jakhadi GPA of Bhagwan Budha Pagare which is as under,

Old H.No.	New H.No.	Name of Holder	Non Vacant	Retention	Excess
204/02	204/13	Indubai Bansi Pagare	2025	127.80	1897.20
204/12	204/14	Durga Mohan Bacchav	2025	127.65	1897.35

M. E. No. 10204 dated 21/12/1995 shows that, Aarti Housing Pvt. Ltd & Danusha Marketing Pvt. Ltd. have purchase the S. No. 204/13 to 204/20 from Smt. Indubai Bansi Pagare, Rajesh, Gopichand, Sangita Bansi , Durga Mohan Bacchav Smt. Bababai Budha Pagare, Bhagwant Budha Pagare & others by way of sale deed dated 15/04/1995 with consent of Ramesh Narhar,Ajay Ramesh Jakhadi and Rajendra M. Thakkar though Jitendra Manohardas Thakkar for total consideration of Rs. 3,78,50. The permission for the said sale deed was sought from ULC office Nashik vide No. ULC/2/2SR/26/158 to 164/95 dated 03/03/1995.

M. E. No. 10325 dated 21/08/1996 shows that, The owners Aarti Housing Pvt. Ltd & Danusha Marketin Pvt. Ltd. have prepared layout plan and the same was sanctioned from The Asst. Director of Town Planning Nashik vide their letter No. Javak No./ Nagarrachana Vibhag/Final/ 488 /5157 dated 08/02/1996 and also have obtained necessary non-agriculture permission from Sub Divisional officer Nashik vide their office order NA/Jama/1496/1995 dated 23/04/1995 Accordingly as per final layout & N. A. order the 7/12 extract is separated as under.

S. No.	Plot No.	Area

R. RASNE
Advocate
Court, Nashik

204/13+14/1	01	640.00
204/13+14/2	02	665.00

M. E. No. 10493 dated 03/08/1997 shows that, Mr. Prakash Vashayatmal Nagara has purchase above said property i. e. Plot No. 1 area Adm. 640.00 sq. mtrs. out of S. No. 204/13+14 situated at Mhasarul from Mr. Ashish Nathalal Kakkad G.P.A. of Aarti Housing Pvt. Ltd & Danusha Marketing Pvt. Ltd. by way of registered Sale Deed dated 07/07/1997. for total consideration of Rs. 2,72,000/- The said sale deed is registered in the office of Sub Registrar Nashik at As per said transaction the name of purchaser is brought on record of right.

M. E. No. 10522 dated 24/09/1997 shows that, Mr. Prakash Vashayatmal Nagara have purchase above said property i. e. Plot No. 2 area Adm. 665.00 sq. mtrs. out of S. No. 204/13+14 situated at Mhasarul from Mr. Mr. Ashish Nathalal Kakkad G.P.A. of Aarti Housing Pvt. Ltd & Danusha Marketing Pvt. Ltd. by way of registered Sale Deed dated 01/08/1997. for total consideration of Rs. 2,82,625/- The said sale deed is registered in the office of Sub Registrar Nashik at As per said transaction the name of purchaser is brought on record of right.

M.E. No. 13346 dated 31/07/2006 shows that, As per Bank Letter & Registered Mortgage Deed. Mr. Prakash Vasayatmal Nagara had given the above said property i.e. Plot No. 1 & 2 by mortgage to the State Bank of India Br. Panchavati for loan Rs. 25,00,000/-. Therefore the name of the said Bank mutated in other rights column of record of right.

M. E. No. 14217 dated 25/03/2008 shows that, inquiry initiated u/s 84c of Bombay Tenancy & Agricultural Lands Act 1948 for Sec. 63 of the same Act from the office of Hon. Tahasildar Sanjay Gandhi Yojana alias Special Inquiry officer Nashik against S. No. 206/A/1,206/A/3,206/B,

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204/13 to 20 & 162(P) was stopped by the said authority. The Revision application against the said order was filed ordered stay in above referred mater The said M.E. was cancelled for remarks mentioned therein vide No. TNC/3011/2151/Pra.Kra. 354/L-9 dated 31/10/2011 from Revenue & Forest Dept. Matralaya, Maharashtra State Mumbai on the date mentioned therein.

It further appears that, The owner have mortgaged above said Property i.e. Plot No. 1 & 2 in fevour of State Bank of India, branch Panchavati Nashik, after clearing all dues, the No Dues certificate issued by the said bank on 03/05/2013 in respect of said property.

It is seen from M. E. No. 21288 dated 03/01/2019 shows that, In respect of Plot No. 1 out of S. No. 204/13+14. Mr. Prakash V. Nagara have handed over area Adm. 45.00 sq.mtrs for road winding as per road transfer agreement in fevour of NMC Nashik on 11/12/2018 , accordingly name of Nashik Municipal Corporation has been entered into record of rights and name of owner shown as a owners for area adm. 595.00 sq. mtrs. And Plot No. 2 out of S. No. 204/13+14. Mr. Nagara have handed over area adm. 26.25 sq.mtrs for road winding as per road transfer agreement in fevour of NMC Nashik on 11/12/2018, accordingly name of Nashik Municipal Corporation has been entered into record of rights and name of owner shown as a owners for area adm. 638.75 sq. mtrs.

The owner of the said property Mr. Prakash V. Nagara had obtained loan of Rs. 25,00,000/- from State Bank of India, branch Panchavati Nashik on dated 28/07/2007, for that purpose he had mortgaged the above said plots in fevour Bank. However, the loan has been repaid with interest and bank execute release deed in fevour of Prakash V. Nagara. The said release deed is registered in the office of Sub Registrar Nashik at Sr. No. 2563/2019 dated 19/03/2019.

G. RASNE
Advocate
t. Court, Nashik

It is seen from M. E. No. 21456 dated 03/01/2019 shows that, Mr. Prakash Vashyatmal Nagara have sold above said Plot No. 1 & 2 out of S. No. 204/13+14 total area Adm. 1233.75 sq. mtrs. to Tulsi Construction through Partner Mr. Sandip Tulshiram Patil, Rohit Dinkar Pagar, Mr. Dinkar S. Pagar, Mrs. Sangita S. Nandgaonkar & Mr. Avdhoot Madhukar Gaikawad by way of sale deeds dated 02/04/2019. The said sale deed are register in the of SRO Nashik-4 at Sr. No. 3098/2019 As per said transaction the name purchaser is br

M. E. No. 21663 dated 21/06/2019 shows that, The owner of said property have prepared amalgamation layout plan in respect of Plot No. 1 & 2 out of S. No. 204/13+14 total area Adm. 1233.75 sq. mtrs. and the same was sanctioned from Asst. Director Town Planing Dept. Nashik Municipal Corporation Vide their No. Mhasarul/Layoutl/ Bhukhand /amalgamation/NMC/LND/Mhsarul/DCR/0170/2019 dated 07/09/2019 and As per said amalgamation Plan, the 7/12 Extract amalgamated accordingly.

Opinion-

After Perusal of the documents, I am of the opinion that, Tulsi Construction through its Partner Mr. Sandip Tulshiram Patil & others have acquired clear & marketable title in respect of Plot No. No. 1+2 out of S. No. 204/13+14 total area Adm. 1233.75 sq. mtrs situated at Mhasrul, Tal. & Dist. Nashik, (as per 7/12 extract) Taluka and Dist. Nashik.

I have issued the said title report on the strength of document, which is produced before me at the time of this report.

Hence this title search report.

Nashik.

Date- 22/06/2019.

R. G. Rasane.

Advocate

R. G. RASNE
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Ch. No. 318/1, Dist. Court, Nashik